



# Community Development Report

Mid-year 2021 Update



Community Development Director Heather Rand and her team continue to roll out the welcome mat to new businesses and development in Inver Grove Heights. IGH city leadership is committed to growing a healthy mix of development, which includes green-lighting a variety of housing options, and commercial, retail and governmental service building projects. This mix contributes to sustainable growth and greater economic opportunity in our city and neighboring communities. Our vision for IGH, and the seeds we plant today, grow into a more prosperous future.



## Community Development Highlights

**Commercial Development:** IGH proudly welcomes United Properties' InverPoint Business Park and its first tenant Simpson Strong-Tie. This state-of-the-art warehouse and office park will eventually include 5 facilities abutting Hwy. 55.

**Housing Development:** Single-family townhome and apartment communities are being built to meet high demand for housing in our area. One unique project is Canvas at Inver Grove Heights, a community of executive-oriented rented homes complete with a pool, fitness facility and other amenities on site.

**Governmental Services Building:** The SMART Center, funded by State of Minnesota and Dakota County investment, is being constructed next to Fire Station No. 2 on Courthouse Blvd. in Inver Grove Heights. The SMART Center will train law enforcement and first-responders from around the state in effective mental health crisis de-escalation strategies.

### PHASE 1 — Proposed Development Pending Approval

A project is in Phase 1 when the site plan application is under review and the project has at least one public meeting scheduled.

### PHASE 2 — Approved/Under Construction

A project is in Phase 2 when a building permit has been issued by the Building Inspections Department or once final City Council approval for the development has been received.

### PHASE 3 — Newly Completed

A project is in Phase 3 after it has held its grand opening or otherwise occupied. Phase 3 projects listed have been completed within the last 2 years.

## GOVERNMENT



### SMART Center Courthouse Boulevard

Dakota County Safety and Mental Health Alternative Response Training Center—the SMART Center. This facility trains law enforcement from around the state in de-escalation and crisis response techniques, and it will open next to our Fire Station No. 2 on Courthouse Boulevard.

PHASE 2

## RESIDENTIAL

### Babcock Trail — Ron Clark Construction

Upper 55th Street and Babcock Trail

49 unit apartment building

PHASE 1

### South Grove Townhomes — M&I Homes

Clayton Avenue and Cloman Way

70 townhomes and 10 single family lots

PHASE 1

### Eagles Landing — Builders Lot Group

2655 70th Street

11 single family lots

PHASE 1

### Peltier Reserve — Builders Lot Group

Argenta Trail between 70th Street  
and Amana Trail

126 single family lots and a 180 unit  
apartment building

PHASE 1

### Pine Bend Estates 2nd Addition — Alliant Ventures

Cahill Avenue west of Inver Grove Trail

20 townhome units

PHASE 1

### 6300 Concord — Dakota CDA 6300 Concord Boulevard

36 unit apartments

PHASE 1



### Settlers Ridge North and Enclave — Lennar Homes

65th Street, west of Hwy 3

66 lot single family development

PHASE 2



### Crossings at IGH — Titan Land Company

80th Street

150 unit apartment building

PHASE 2



### Pine Bend Estates — Alliant Ventures

Cahill Avenue, west of Inver Grove  
Trail

14 single family lots

PHASE 2



### Canvas of Inver Grove Heights — Watermark LLC

Northeast corner of Hwy 3 and  
70th Street

120 detached rental units and future  
100-150 unit apartment building

PHASE 2



### Ruby Meadows — Builders Lot Group

Southwest corner of Degrio Way

6 lots — detached townhomes

PHASE 2



### Scenic Hills Villas — Alliant Ventures

80th Street, east of Hwy 3

68 single family villa homes

PHASE 2



### Blackstone Ponds

70th Street

100 townhome units

PHASE 3



### Blackstone Vista — Addition

Arkansas Avenue and 71st Street

40 lot single family development

PHASE 3



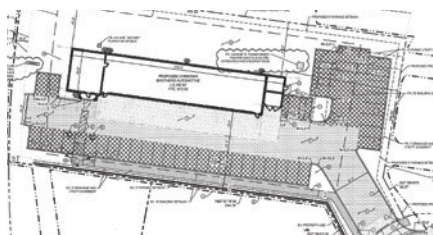
### Suite Living Senior Care of Inver Grove Heights

7900 Austin Way, off of 80th Street

32 private units providing assisted  
living and memory care services

PHASE 3

## COMMERCIAL



### Christian Brothers Automotive

Diffley Road/South Robert Trail

5,000 square foot automotive repair  
building

PHASE 2



### Molly Maid franchise

Salem Square Buisness Park

New use of existing commercial building

PHASE 2



### Oyespa

7741 Amana Trail

Salon/spa & café

PHASE 3



### Marine/Air Force Recruiting Center

7751 Amana Trail

Armed Forces recruiting center

PHASE 3



### Inver Grove Brewing Co.

9051 Buchanan Trail

Brewpub restaurant

PHASE 3



### CHS Parking Ramp

5500 Cenex Drive

Employee parking ramp

PHASE 3





**Nerdin Out**  
9079 Buchanan Trail  
Game store  
PHASE 3



**Dollar Tree**  
9124 Broderick Boulevard  
Dollar store  
PHASE 3



**Mallards**  
5681 Blaine Avenue  
Restaurant  
PHASE 3



**Hometown Sweets**  
3025 80th Street  
Candy/popcorn store  
PHASE 3



**Cub Liquor**  
7810 Cahill Avenue  
Liquor store  
PHASE 3



**Boutique YMCA**  
1322 Mendota Road  
Gym  
PHASE 3



**Casey's**  
9981 Diffley Court  
Gas station/convenience store  
PHASE 3



**STOR**  
9725 South Robert Trail  
Storage complex  
PHASE 3



**United Properties InverPoint Business Park**  
8450 Courthouse Boulevard off of Hwy 55

Simpson Strong-Tie HQ. Additional tenants expected. Will be five buildings in total.

PHASE 3

## PUBLIC



**New Northwest Area Park**  
West of Argenta Trail and east of Argenta Court

New Park in the Northwest Area

PHASE 1



**Heritage Village Park**  
Concord Boulevard

New Heritage Village park currently includes dog park and landscape improvements. Future development will include shelter, playground and additional amenities.

PHASE 3



## COMMUNITY DEVELOPMENT

Heather Rand, Director

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ETHICS | EXCELLENCE | ENGAGEMENT